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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>2040 S Street NW</b>	Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	X Consent Calendar
		X Concept Review
Meeting Date:	<b>May 26, 2022</b>	Permit Review
H.P.A. Number:	<b>22-224</b>	New Construction
		Demolition

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On behalf of owner the Bauman Family Foundation, Nick Giordano of BBGM Architects and Jonathan Mellon of Goulston Storrs seek the Board's review of a concept to add behind this single family brick residence in the Dupont Circle Historic District.

The house is a prominently situated example of the work of architects Marsh and Peter, built in 1905 for Richard Dickinson Jewett. Located at the intersection of Connecticut and Florida Avenues and 21<sup>st</sup> and S Streets, the home is intact at its façade, but has lost its rear porte-cochere, which was replaced by a 1980s addition. In 1926, a one-story commercial building was constructed on Connecticut Avenue, removing the corner of the building and its east bay which matched the existing bay on the west side.

The buildings are now part of the same property and have internal connection. Beginning in the 1950s, this was the national headquarters of the Boy Scouts and is now office space for a philanthropic advocacy organization.

### **Proposal**

The concept design would convert the premises to multi-unit residential use with the addition on top of the Connecticut Avenue building that reads as a 4-story-plus-penthouse building facing 21<sup>st</sup> Street in place of the 2-story 1980s addition. The addition connects to the existing house already at the basement of first floors through the commercial building. Connection at the second and third floors would occur through a narrow hallway punched through the rear wall of the second floor, and through an existing attic dormer window.

On the 21<sup>st</sup> Street side, the addition would read as a separate building finished in cast stone with a garage entrance slightly below street level and a symmetrically composed façade of multipane windows, string coursing, and detailed cornice. The face of the addition is in line with the existing house, separated by a courtyard. Connection to the historic house is set far back within this courtyard and is finished in glass.

The upper floors of the addition are fully visible above the low commercial building on Connecticut Avenue, where it set far back and provides access to a roof terrace atop the commercial building. The addition takes its design cues from the underlying façade and features a two-story bay projection with spandrel panel. Again, the connection to the house is

well set back, as is the penthouse, which opens onto terraces on both the east and west sides of the building.

### **Evaluation**

The project evidences the consideration the architect has given to the architectural significance of the house in its thoughtful setback and minimal connection to the rear of the house, which was designed to be viewed in the round. The siting and massing leave the elaborate cornice and attic dormers intact, allow the corners of the building to be read, and preserves all four ornate chimneys. The connection between the buildings requires minimal demolition, is light in attachment and appearance, and keeps a portion of the former yard as a courtyard, complete with a portion of the brick wall and corner post.

The height is not taller than the existing building to which it is attached. It fits within the context of the several grand residences surrounding it as well as the taller commercial and apartment buildings throughout the Dupont Circle Historic District.

As the design continues to be refined for permit, the HPO recommends study of the wall on the second floor where the addition, Connecticut Avenue terrace, and house meet that is shown as a solid wall. If its removal does not cause an issue that needs zoning relief, it should be deleted. If it cannot be removed, the staff recommends a glass treatment to match the glass hyphen on the 21<sup>st</sup> Street side.

The HPO also recommends continuing the cornice around the full length of the south side of the building as well as the installation of 2<sup>nd</sup> floor windows. Because it is so visible, this elevation should receive the same attention to detail and material choices as on the east and west facades.

Finally, the HPO recommends limiting the changes to basement windows to the minimum necessary for egress purposes and ensuring minimal visibility of rooftop mechanical equipment and terrace railings.

At the request of the community, the architect will work on a garage door design that is more compatible with the historic setting.

### **Recommendation**

*With the changes recommended above, the addition is compatible with the house at 2040 S Street and with the historic district. The HPO recommends that the Board approve the concept as consistent with the character of Dupont Circle and delegate final approval to staff.*

*Staff contact: Anne Brockett*